

IN RE: PETITION FOR ZONING VARIANCE  
W/S Sparrows Point Rd., 330 ft.  
1 of c/1 North Point Road  
3014 Sparrows Point Road  
15th Election District  
15th Councilmanic District  
Alice Hoyle  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 91-394-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a zoning variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) of 21 ft. in height in lieu of the required 15 ft. maximum height, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner was represented by Jack T. Patrick, Jr. There were no Protestants.

Testimony indicated that the subject property known as 3014 Sparrows Point Road consists of .21 acres +/- zoned B.L.-C.N.S. and is currently improved with an existing two story single family framed dwelling and a dilapidated garage. The property lies within the Chesapeake Bay Critical Area.

Testimony indicated that the Petitioner desires to raze the existing structure and replace it with the proposed 28 by 28 x 21 ft. high garage.

Testimony indicated that the existing structure is in a dilapidated condition and will be razed should the requested relief be granted.

Petitioner's Exhibit No. 1 reflects a 20 ft. high garage. The Petitioner has formally requested, pursuant to the Petition for Zoning Variance, for a height of 21 ft. to accommodate variations in architectural design.

Testimony also indicated that the basement of the existing dwelling floods and cannot used for general storage. The Petitioner will be wiring the proposed garage for electric hookup but does not plan to supply the proposed garage with water.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or nonconforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas Legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations (attached herewith) which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

-2-

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29<sup>th</sup> day of July, 1991 that the Petition for a Zoning Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) of 21 ft. in height in lieu of the required 15 ft. maximum height, in accordance with the Petitioner's Exhibit No. 1, is hereby GRANTED.

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

-3-

JRH/mnn  
cc: Peoples Counsel

2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 7/29/91  
By [Signature]

-4-

ORDER RECEIVED FOR FILING  
Date 7/29/91  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 7/29/91  
By [Signature]

CRITICAL AREA  
**PETITION FOR RESIDENTIAL VARIANCE**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **91-394-A**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 400.3 to permit an accessory structure (garage) of 21' in height in lieu of the required 15' maximum height.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty)  
**I HAVE NO ROOM FOR STORAGE. EXISTING GARAGE IS NOT LARGE ENOUGH TO PARK MY CARS & STORE ITEMS. I CAN NOT STORE ITEMS IN MY BASEMENT DUE TO EXTENSIVE WATER DAMAGE EVERY TIME IT RAINS.**

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name) \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City/State/Zip Code \_\_\_\_\_  
Attorney for Petitioner:  
(Type or Print Name) \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
Attorney's telephone number \_\_\_\_\_

Legal Owner(s):  
(Type or Print Name) **ALICE HOYLE**  
Signature **[Signature]**  
(Type or Print Name) \_\_\_\_\_  
Signature \_\_\_\_\_  
(Type or Print Name) \_\_\_\_\_  
Signature \_\_\_\_\_

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.  
**JACK T. PATRICK**  
Name \_\_\_\_\_  
Address **3014 SPARROWS PT RD 477-5062**  
City/State/Zip Code \_\_\_\_\_

ORDERED by the Zoning Commission of Baltimore County, this **25** day of **July**, 19**91**, that the subject matter of this petition be posted on the property on or before the **1** day of **May** 19**91**.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this **20** day of **May**, 19**91**, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the **16** day of **July**, 19**91**, at \_\_\_\_\_ o'clock, \_\_\_\_\_.

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By \_\_\_\_\_

393

**AFFIDAVIT**  
IN SUPPORT OF RESIDENTIAL ZONING VARIANCE  
**91-394-A**

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently or upon settlement will reside at **3014 SPARROWS PT RD, BALTO, MD 21219**  
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty)  
**I HAVE NO ROOM FOR STORAGE. EXISTING GARAGE IS NOT LARGE ENOUGH TO PARK MY CARS & STORE ITEMS. I CAN NOT STORE ITEMS IN MY BASEMENT DUE TO EXTENSIVE WATER DAMAGE EVERYTIME IT RAINS.**

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Affiant (Handwritten Signature) \_\_\_\_\_  
AFFIANT (Handwritten Signature)  
**ALICE M HOYLE**  
AFFIANT (Printed Name) \_\_\_\_\_  
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this **6<sup>th</sup>** day of **April**, 19**91**, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.  
**July 1 1993**  
DATE  
My Commission Expires: **July 1 1993**

ZONING DESCRIPTION **91-394-A**  
Beginning at a point on the west side of Sparrows Point Road which is 30 ft. wide to the center line at the distance of 330ft. south of the centerline of the nearest improved intersecting street, North Point Road, which is 30 ft. wide to the centerline. Being Lot #19 in the subdivision of Battle Park as recorded in Baltimore County Plat Book #7, Folio #58, containing 9450 square feet. Also known as 3014 Sparrows Point Road and located in the 15th Election District.

CRITICAL AREA

393

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

July 26, 1991

Ms. Alice Hoyle  
3014 Sparrows Point Road  
Baltimore, Maryland 21219

RE: Petition for Zoning Variance  
Case No. 91-394-A

Dear Ms. Hoyle:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:mnn  
att.  
cc: Peoples Counsel

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: D-1 Date of Posting: 7/2/91  
Posted for: Alice Hoyle  
Petitioner: 415 Sparrows Point Rd. (3014), 330' S of c/l North Point  
Location of property: 415 Sparrows Point Rd. (3014), 330' S of c/l North Point  
Location of Sign: 415 Sparrows Point Rd. (3014), 330' S of c/l North Point  
Remarks: on property of Baltimore  
Posted by: Alice Hoyle Date of return: 7/2/91  
Number of Signs: 1

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: D-1 Date of Posting: 6/30/91  
Posted for: Variance  
Petitioner: Alice Hoyle  
Location of property: 415 Sparrows Point Rd. (3014), 330' S of c/l North Point  
Location of Sign: 415 Sparrows Point Rd. (3014), 330' S of c/l North Point  
Remarks: on property of Baltimore  
Posted by: Alice Hoyle Date of return: 7/3/91  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 7/2/91  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/13, 19 91

THE JEFFERSONIAN,

S. Zake Olin

Publisher

\$ 32.53

**CERTIFICATE OF PUBLICATION**

OFFICE OF  
**Dundalk Eagle**

4 N. Center Place  
P.O. Box 8936 June 13, 19 91  
Dundalk, Md. 21222

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Zoning Office - Notice of Hearing - Case #91-394-A - P.O. #0113295 - Req. #M52873 - 57 lines @ \$28.50 was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for One successive weeks before the 14th day of June 19 91; that is to say, the same was inserted in the issues of June 13, 1991.

Kimbel Publication, Inc.

per Publisher.

By Kimbel Belke

**Baltimore County Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

receipt

Date: 4/15/91 CRITICAL AREA H9100393

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (IRL)	1 X	\$25.00
030 - POSTING SIGNS / ADVERTISING	1 X	\$25.00
TOTAL:		\$50.00

LAST NAME OF OWNER: HOYLE

Please Make Checks Payable To: Baltimore County 04604W0074MCHRC \$60.00  
10146AM04-15-91

Cashier Validation

**Baltimore County Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

receipt

Date: 7/1-2/91

Please Make Checks Payable To: Baltimore County 04604W0074MCHRC \$60.00  
10146AM04-15-91

Cashier Validation

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

DATE: 7/1/91

Alice Hoyle and Jack T. Patrick  
3014 Sparrows Point Road  
Baltimore, Maryland 21219

RE:  
Case Number: 91-394-A  
W/S Sparrows Point Road, 330' S of c/l North Point  
3014 Sparrows Point Road  
15th Election District - 7th Councilmanic  
Petitioner(s): Alice Hoyle  
HEARING: TUESDAY, JULY 16, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 86.33 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

May 31, 1991

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-394-A  
W/S Sparrows Point Road, 330' S of c/l North Point  
3014 Sparrows Point Road  
15th Election District - 7th Councilmanic  
Petitioner(s): Alice Hoyle  
HEARING: TUESDAY, JULY 16, 1991 at 9:00 a.m.

Variance to permit an accessory structure (garage) of 21 ft. in height in lieu of the required 15 ft. maximum height.

Zoning Commissioner of  
Baltimore County

cc: Alice Hoyle  
Jack T. Patrick

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

May 3, 1991

Ms. Alice Hoyle  
3014 Sparrows Point Road  
Baltimore, MD 21219

RE: Item No. 393, Case No. 91-394-A  
Petitioner: Alice Hoyle  
Petition for Residential Variance

Dear Ms. Hoyle:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this  
24th day of April, 1991.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

James E. Dyer  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Alice Hoyle

Petitioner's Attorney:

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-4500

MAY 1, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: ALICE HOYLE  
Location: #3014 SPARROWS POINT ROAD  
Item No.: 393 Zoning Agenda: APRIL 30, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Carl R. Kelly 5-1-91 Noted and Approved  
Planning Group Special Inspection Division Fire Prevention Bureau

JK/KEK



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines DATE: July 12, 1991  
Zoning Commissioner  
FROM: Mr. J. James Dieter, Director  
SUBJECT: Petition for Zoning Variance - Item 393  
Hoyle Property  
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 3014 Sparrows Point Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. Jack Patrick

APPLICANT PROPOSAL

The applicant has requested a variance from section 400.3 of the Baltimore County Zoning Regulations to permit "an accessory structure (garage) of 21 feet in height in lieu of the required 15 feet maximum".

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." COMAR 14.15.10.01.D

Memo to Mr. J. Robert Haines  
July 12, 1991  
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-213(a)>.  
Finding: This property is located approximately 900 feet from mean high tide of Back River. Therefore, no disturbance of the shoreline buffer shall occur.
2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" <Baltimore County Code Sec. 22-98>  
Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

3. Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot" <COMAR 14.15.02.04 C.(7)>.  
Finding: The existing impervious surfaces on this property sum to 23%. The proposed garage creates impervious surfaces that sum to 27%. Only July 19, 1991, a new County bill goes into effect which allows existing residential properties to have impervious surfaces which sum to 25%. This applicant proposes to keep their property within this limit by removing a portion of concrete path in the back yard and removing an older existing shed. These items shall be incorporated into the proposal so that the maximum 25% impervious surface limit is maintained.

4. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland of at least 15%" <COMAR 14.15.02.04 C.(5)>.

Finding: This property presently contains 15% forest cover, therefore, no additional tree planting shall be required. However, the planting of native species is always encouraged. Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

Memo to Mr. J. Robert Haines  
July 12, 1991  
Page 3

5. Regulation: "The stormwater management system shall be designed so that:  
(1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;  
(2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and  
(3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.  
(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 22-217(h)>.  
Findings: The applicant has agreed that in order to comply with the above regulation, rooftop runoff shall be directed through downspouts and into Dutch drains or seepage pits (see attached drainage information sheet). This will encourage maximum infiltration of stormwater and decrease the amount of runoff leaving the site.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations, and is therefore approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

JJD:DCF:ju  
Attachment

cc: The Honorable Vincent Gardina  
The Honorable Donald Mason  
Mr. Ronald B. Hickernell

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

April 24, 1991

Mrs. Alice Hoyle  
3014 Sparrows Point Road  
Baltimore, Maryland 21219

Re: CASE NUMBER: 91-394-A  
LOCATION: W/S Sparrows Point Road, 330' S of c/l North Point Road  
3014 Sparrows Point Road

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a referee regarding the administrative process.

1) Your property will be posted on or before May 1, 1991. The last date (closing date) on which a neighbor may file a formal request for hearing is May 16, 1991. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens  
(301) 887-3391

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: May 30, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner  
FROM: Rahee J. Famili  
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 30, 1991

This office has no comments for items number 385, 392, 393, 394, 395, 396, 398, 399, 400, 401, 402 and 404.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 26, 1991  
FROM: Dennis A. Kennedy, P.E.  
RE: Zoning Advisory Committee Meeting  
for April 30, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 385, 392, 393, 396, 399, 400, 401, 402, 403 and 404.

For Items 347 (Case #81-374-A), 394 and 395, the previous County Review Group Meeting comments are still applicable.

For Item 397, a revised County Review Group Meeting is required.

For Item 398, a County Review Group Meeting is required.

*Dennis A. Kennedy*  
Dennis A. Kennedy, P.E., Acting Chief,  
Developers Engineering Division

DAK:s

received  
6/1/91

July 16th 91-394

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: July 10, 1991  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Alice Hoyle, Item No. 393

In reference to the petitioner's request, staff offers the following comments:

*has no*  
This office has no objection to the request variances. Two garages on the opposite side of Sparrows Point Road are also two stories high. A restriction, however, should be placed in the order prohibiting any living quarters, kitchen or bathroom facilities in the garage.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
ITEM393/ZAC1

*Rec'd  
7/16/91*

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

May 24, 1991

Alice Hoyle  
Jack T. Patrick  
3014 Sparrows Point Road  
Baltimore, Maryland 21219

Re: CASE NUMBER: 91-394-A

Dear Petitioners:

By Order of the Zoning Commissioner's Office, dated MAY 22, 1991, this matter must be scheduled for a public hearing.

Formal notification of the hearing date will be forwarded to you shortly. As you recall, it will now be necessary to run notice of the hearing in two local newspapers. You will be billed for these advertising costs.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

*1/3*  
G. G. Stephens  
(301) 887-3391

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3014 SPARROWS PT. RD.  
 BATTLE PARK  
 Lot 19, Block 7, Folio 58, Map 19, Section 19  
 OWNER: MRS. ALICE M. HOYLE

**PETITIONER'S EXHIBIT 1**

91-394-A

Scale of Drawing: 1" = 40'

TYPE OF CONSTRUCTION:  
 WOOD SHED BUILT  
 STANDARD SIZE WINDOWS AND TO CODE

Notes:  
 Designated as Lot No. 19 on the Plat  
 or Battle Park which Plat is recorded among  
 the Land Records of Baltimore Co. in Plat Book  
 W.P.C. No. 7 folio 58

Scale: 1" = 1000'

LOCATION INFORMATION  
 Councilmanic District: 7  
 Election District: 15  
 1" = 200' scale map: SE 6H  
 Zoning: BL-CNS  
 Lot size: 9450 square feet  
 SEWER: ☒  
 WATER: ☒  
 Chesapeake Bay Critical Area: ☒  
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!  
 reviewed by: ITEM #: CASE: 91-394-A

CRITICAL AREA 393

CASE NUMBER 91-394-A



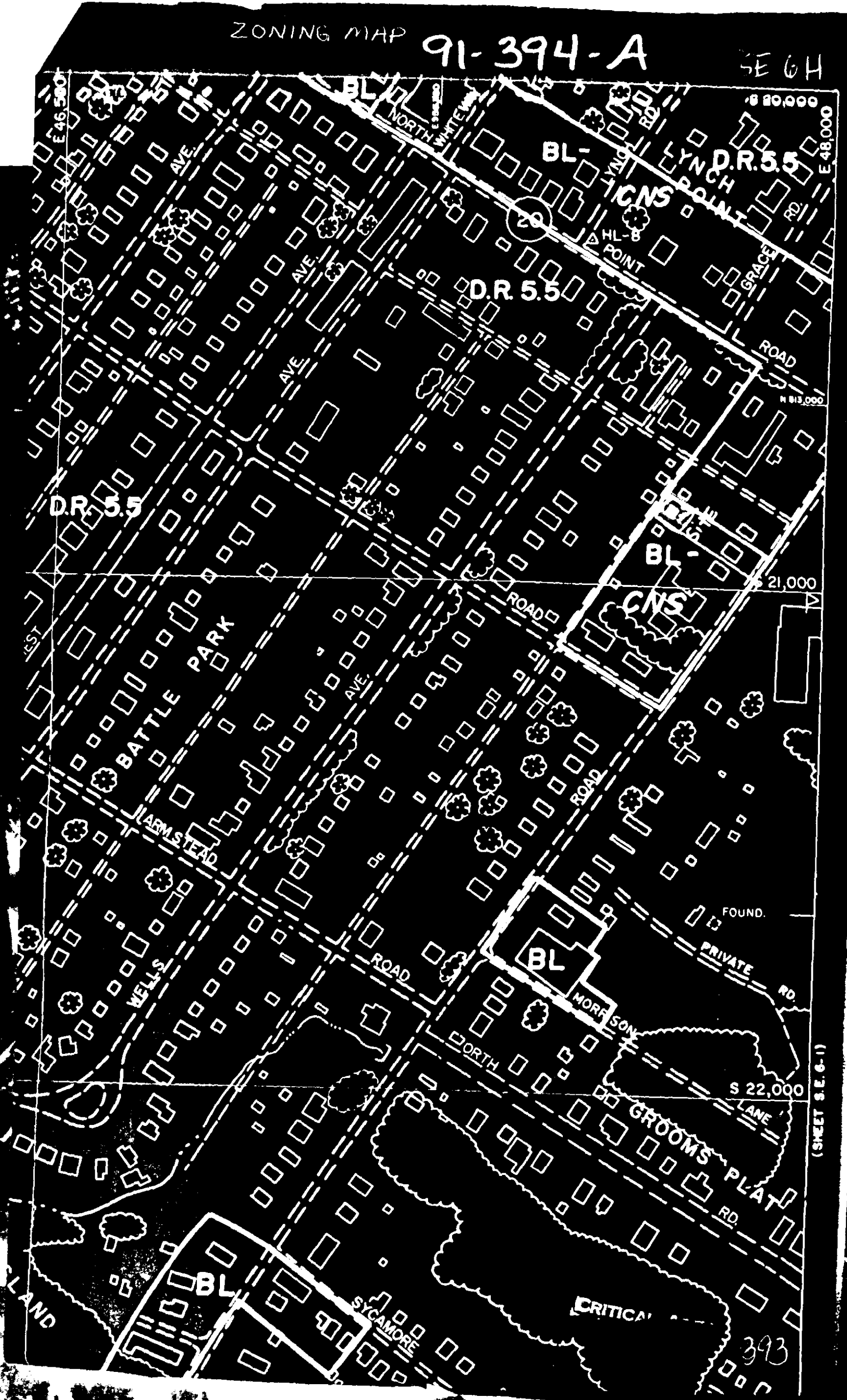
PETITIONER'S EXHIBIT # 2

CASE NUMBER 91-394-A



PETITIONER'S EXHIBIT # 3





PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

SCALE  
1" = 200'  
DATE  
AUGUST 1986

LOCATION  
EDGEMERE  
LODGE FOREST  
91-394-A

SHEET  
S. E.  
6-H

CRITICAL AREA